

## ZONING AND ADJUSTMENT BOARD

March 15, 2004

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, March 15, 2004, at 6:35 P.M. with the following Board members present: Chairman Larry Story, Frank Topping, Dossie Singleton, Dave Pierazek, Rusty Mask, Richard Bradley, Dale Nichols, Rodney Caruthers, Mark Caruthers, and Todd Brown. Board members Lamar Parker and Evan Merritt were absent. Terry Neal, Zoning and Adjustment Board Attorney, Aimee Webb, Board Secretary, and Roberta Rogers, Director of Planning and Development, were present.

The Board members led everyone in the pledge and prayer.

Mr. Story presented the proof of publication.

Mr. Topping made a motion to approve the minutes from the March 1, 2004 ZAB meeting. Mr. Nichols seconded the motion and the motion carried.

Mr. Story announced the following cases were requesting to be tabled until the April 5, 2004 ZAB meeting:

1. CP2004-0001 – Amprop Corners
2. CP2004-0002 – CSE Holdings
3. CP2004-0003 – PBR, LLC
4. CP2004-0008 – SR 44, LC

Mr. Brown made a motion to table the above cases until the April 5 ZAB meeting as requested by the applicants. Mr. Nichols seconded the motion and the motion carried.

Mr. Story announced CP2004-0007, Padgett Ranch, Inc., had been withdrawn.

R2004-0016

Robert Eulett & Gerald Eulett

Mr. Nichols made a motion to remove the case from the table. Mr. Brown seconded the motion and the motion carried. Larry Grace, representative for the applicants, was present and requested a rezoning from R1M to R2C on 10.035 acres MOL to bring the property into compliance with the Future Land Use Map. There were fourteen notices sent. Of the fourteen notices sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

S2004-0003

Robert Eulett & Gerald Eulett

Mr. Nichols made a motion to remove the case from the table. Mr. Brown seconded the motion and the motion carried. Larry Grace, representative for the applicants, was present and requested a minor Special Use Permit to add a new supply well to a community water supply system for the Lake Panasoffkee Water Association on 10.035 acres MOL. There were fourteen notices sent. Of the fourteen notices sent, two were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Topping made a motion to approve the requested Special Use Permit based on the information provided in the staff report and contingent upon the approval of the above rezoning. Mr. Bradley seconded the motion and the motion carried.

R2004-0022

William & Debra Jones

William and Debra Jones were present and requested a rezoning on 1.48 acres MOL on a parcel created by lineal transfer. There were eleven notices sent. Of the eleven notices sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

R2004-0024

Juan & Marie Leiva

Juan Leiva was present and requested a rezoning from A5 to RR1C on 5 acres MOL for a lineal transfer. There were four notices sent. Of the four notices sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Brown seconded the motion and the motion carried.

R2004-0027

William K. Hansen

Jeff Hailey, representative for the applicant, was present and requesting a rezoning from A1 to RR1 on 2 acres MOL. There were seven notices sent. Of the seven notices sent, one was received in favor and none in objection. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

R2004-0025

Bilmar Holding Corp., Et al

Lois Owens and Carolyn Chandler, representatives for the applicants, were present and requested a rezoning from C2 to CL on .88 acres MOL to give the property a current zoning designation. There were thirteen notices sent. Of the thirteen notices sent, three were received in favor and two in objection. The letters of objection were read into the record. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Mark Caruthers made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

S2004-0007

Bilmar Holding Corp., Et al

Lois Owens or Carolyn Chandler, representatives for the applicants, were present and requested a Special Use Permit for a church in an existing building. There were fifteen notices sent. Of the fifteen notices sent, one was received in favor and one in objection. The letter of objection was read into the record. There was one objection from the audience: Joann Harris. Ms. Harris stated she owned the Chevron next door and did not want the church because she was concerned about her ability to continue selling beer and wine if the church were approved. Staff explained the church would not affect any existing beer and wine licenses. There were no further questions or discussion from the Board. Mr. Mark Caruthers made a motion to approve the Special Use Permit as requested by the applicant based on the information provided in the staff report provided the above rezoning is approved. Mr. Bradley seconded the motion and the motion carried.

R2004-0028

James Bennett

James Bennett was present and requested a rezoning from RR1 and R1 on 5.68 acres MOL to ID to bring the property into compliance with the Future Land Use Map and 1 acre MOL from C2 to CL to give the property a current zoning designation. There were thirteen notices sent. Of the thirteen notices sent, two were received in favor and one in objection. The letter of objection was read into the record. There was one objection from the audience: Thomas Winchester. Mr. Winchester stated the area was predominantly residential usages and there was too much traffic on US 301 already. Mr. Bennett stated he was proposing to construct service warehouses. There were no further questions or discussion from the Board. Mr. Mark Caruthers made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Rodney Caruthers seconded the motion and the motion carried.

CP2004-0004

Sam & Lynn Long, Et al

Mrs. Rogers stated the applicants were requesting a transmittal of a land use change from Agricultural to High Density Residential, which allows a maximum of six units per acre, and inclusion of said property into the Urban Development Boundary. Lonnie Edwards,

Scott Hall, Martin Kutnyak, Mildred Goff, Salvatore Riggio, Gray Barrier, Jane Howser and Don Burgess were present and requested to speak. Mr. Edwards, representative for the applicants, stated the property consisted of 145 acres, which would be developed into a gated community with 740 single-family residential units or condos and no rentals. The dirt removed from the property would be used to buffer the perimeter of the property and planted with vegetation. Scott Hall stated the development would not have any age restrictions, the units would be limited to two stories, and mimic the surrounding area. Mr. Edwards stated the traffic impact study is being completed and the developers were working with The Villages for improvements and expansion of CR 101 to the property.

The other audience members listed above stated they were not in favor of the proposed development. There were no further questions or discussion from the Board. Mr. Topping made a motion to recommend approval of the transmittal request to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Nichols seconded the motion and the motion carried.

#### CP2004-0005

##### Steinmetz Hospitality Group

Leo Steinmetz, Steve Richey, attorney for the applicant, and David Springstead, Springstead Engineering, were present and requested approval to transmit a large scale comprehensive plan amendment on 42.13 acres MOL from Agricultural to Urban High Density and Commercial and include said property into the Urban Development Boundary. Henry Cole, Doug Tharp, Mike Bernig, Steven Drake, Jim Cichelo, Dr. Bill Lyall, Tom McDonough, Martin Kutnyak, Molly Manulkin, and Mrs. Lyall were all in opposition to the request.

Mr. Richey gave background information on the property and the developer's agreement. Mr. Springstead stated all utilities for the development would be provided on site, no listed species were found, and access to the property would be from C-466 with two entrances. The proposed residential units would consist of single and two story condo units and detached townhomes all privately owned, not rented or leased.

The concerns voiced by those in opposition were as follows:

1. the uses were not compatible to the Villages,
2. not suitable for the area,
3. excessive amount of traffic already,
4. and they do not want a package sewer treatment plant near Glen Hollow Farms.

Mr. Springstead stated the applicants had been denied access to existing utilities creating the need for the package plant.

Mr. Nichols made a motion to recommend approval of the transmittal request to the Board of Sumter County Commissioners based on the information provided. Mr. Mark Caruthers seconded the motion and the motion carried.

T2004-0010

Joan Howerton

Mr. Nichols made a motion to table the case until the April 5, 2004 ZAB meeting due to no representation. Mr. Brown seconded the motion and the motion carried.

T2004-0011

Michael Nevers

Mr. Nichols made a motion to table the case until the April 5, 2004 ZAB meeting due to no representation. Mr. Pierazek seconded the motion and the motion carried.

Mr. Mark Caruthers made a motion to adjourn. Mr. Brown seconded the motion and the motion carried.

The meeting adjourned at 9:12 p.m.

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Larry Story, Chairman  
Zoning and Adjustment Board